



GRASSROOTS
REALTY GROUP

1-833-477-6687
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14, 10322 74 Avenue
Clairmont, Alberta

MLS # A2234553



\$13 per sq.ft.

Division:	N/A
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,400 sq.ft.
Zoning:	RM-2
Heating:	Natural Gas
Floors:	-
Roof:	-
Exterior:	-
Water:	Public
Sewer:	Public Sewer
Inclusions:	n/a
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Single shop bay and office with large FENCED yard . Shop has an overhead automatic door that is 12' x 10'(could be made bigger if needed) 3 phase electrical, shop bathroom and a large 750 Sq Ft mezzanine (not included in Sq Ft). Paved front and paved loop around the building. Office features a reception , 2 private offices, kitchen , storage and dedicated office bathroom. Base Rent is \$2600.00/month plus Additional Rent of \$1056.00/month for a Total of \$3656.00/month plus GST. Owner is a licensed Realtor in Alberta.